

Unit 707 - Peninsula 2

707 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11676042
 Status: Active
 Size: 3,069 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$1,770,000
 List PPSF: \$577
 Valuated Price: \$1,789,000
 Valuated PPSF: \$583

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

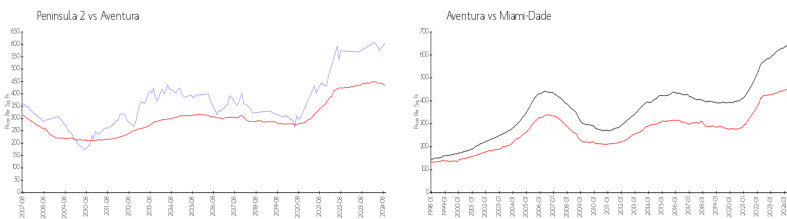
Building Information

Number of units: 223
 Number of active listings for rent: 5
 Number of active listings for sale: 16
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2306	3,524 sq ft	Oct 2024	\$1,745,000	\$495
2005	2,001 sq ft	Jun 2024	\$1,150,000	\$575
609	3,073 sq ft	Mar 2024	\$1,750,000	\$569
2407	3,117 sq ft	Mar 2024	\$1,700,000	\$545
1704	3,464 sq ft	Jan 2024	\$1,900,000	\$548

Market Information



Peninsula 2: \$605/sq. ft. Aventura: \$434/sq. ft.
 Aventura: \$434/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Peninsula 2: 7%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Peninsula 2: 132 days
 Aventura: 101 days
 Miami-Dade: 86 days

